

# 107 Lionel Rose Street, Holt, ACT 2615

## House For Sale

Friday, 15 March 2024



107 Lionel Rose Street, Holt, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony Yip

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## Auction

Introducing 107 Lionel Rose Street, Holt – the epitome of comfort, convenience, and style for your family. This remarkable 4-bedroom, 2-bathroom home is nestled in a serene location, just a stone's throw away from all the amenities you need for a comfortable and enjoyable lifestyle. Step inside to discover the spacious open-plan living area, designed to be the heart of the home. Natural light to dance across the room, creating a welcoming ambiance for entertaining or relaxing with loved ones. The outdoor porch and low-maintenance backyard are perfect for enjoying the sunshine or hosting gatherings. Whether sipping morning coffee or unwinding in the evening, this space is a delightful retreat. The kitchen is a chef's dream, featuring quality appliances, modern fixtures, and ample storage for all your culinary needs. Meal preparation is a joy in this well-appointed space. Both bathrooms are elegantly appointed, offering modern finishes and generous space to streamline your daily routine. Located in the sought-after suburb of Holt, this home offers easy access to shopping, dining, and entertainment options, ensuring you're always just moments away from the best that the area has to offer. Features: • Floating timber floor • Ducted heating and cooling • Quality kitchen appliances • Ample kitchen storage • Pendant lights in the kitchen • Ample laundry storage • Main bedroom with ensuite • Built-in wardrobes in all bedrooms • Bathtub in the main bathroom • Refrigerator plumbing • Low maintenance landscaped front & backyard Essentials: • EER: 5 • Residence area: 123.99m<sup>2</sup> • Alfresco size: 9m<sup>2</sup> • Porch size: 4.17m<sup>2</sup> • Garage size: 36.02m<sup>2</sup> • Block size: 313m<sup>2</sup> • Rates: \$2,389.32 p.a. (approx) • Land tax: \$3,606.44 p.a. (investment only & approx) • Age: OCT 2019 • Expected Rental return: \$720.00 to \$750.00 per week.